

Community & BOD Minutes

Countryhouse Service Group V, Inc.

DATE December 17, 2024

TIME 9:30 am

MEETING CALLED TO ORDER BY Diana Sinisi, President

IN ATTENDANCE

Board members: Tom O'Connell, Diana Sinisi, Glenn Alexander, Bonnie O'Connell, Betty Robie

Quorum established.

Committee Chairs: Tony Daniels, Jim Fink

Mill House Director: Michelle Johnson

6 HOA members

MOTION TO APPROVE THE CONSENT AGENDA

Motion 12-0X-24, Approved 12/17/24, Diana Sinisi moved to approve the consent agenda and Glenn Alexander seconded the motion. 5 voted to Approve.

PRESIDENT'S REMARKS, DIANNA SINISI

Introduction - Diana introduced herself as the new Board President and related her previous experience. She also reviewed the work of the previous Board which accomplished, among other things, the change in the accounting method.

Garage Foundation Committee - The 202 Countryhouse garages are showing their age and, in some cases, are experiencing foundation issues. A new committee was established to address these issues.

TREASURER'S REPORT, DIANA SINISI FOR MARTHA MARTIN

The finance committee has issued the monthly report. There are no budget increases.

PROPERTY MANAGER'S REPORT, MICHELLE JOHNSON

- Routine maintenance is on-going. 24 work orders have been opened since the last manager's report. A work order report has been shared with the board.
- Met with Ruppert along with Bonnie O'Connell and Keith Bruker to discuss their work starting 1/1/25. They want to continue using the Garage in Weymouth Close. The practice of weekly landscaping updates to the community will continue. Ruppert will use flags prior to spraying of chemicals.
- Millhouse will provide AppFolio training at the February meeting.
- Millhouse will provide AppFolio training at the February meeting. The goal is to have residents submit work orders, landscaping requests, architectural requests through Appfolio.

- Deck work has been completed. The maintenance committee inspected the work and found a couple items to be repaired. The maintenance committee confirmed that those repairs have been made and the invoice has been paid.
- At a meeting with Diana Sinisi, Betty Robie and Bonnie O'Connell Board/Millhouse operations were discussed. Michelle and Annetta will meet again with Betty to go over processes on January 8. On January 16, Michelle and Betty will meet at the Gathering Place to continue to finalize processes and then head to Beechmast to meet with close representative.
- Tarheel Basement is scheduled to do the foundation work on the 388 Lyndfield Close garage on February 4.
- The tree at 491/492 Beechmast has been removed by Logout. Bonnie, Keith and Tom reported that they did a good job.
- Michelle reminded residents that the Countryhouse website has a lot of good information on it and they can go there to find board and committee members.

VOLUNTEERING, TOM O'CONNELL

We still need a secretary.

OPEN FORUM

- Tony Daniels discussed lack of work by GCU and the possibility of withholding payment was proposed. Post meeting note: The Landscaping Committee surveyed the grounds, then met with GCU and all work has been completed.
- The contract with Ruppert is available on the Countryhouse website.
- Kudos to Jim Fink and Tony Daniels on their Tree Committee work. The Board is impressed with the quality and thoroughness of their work. This was a huge effort with over 200 trees identified for pruning or removal.
- NC Forestry will be at the Smoke House Kiosk at 10:00 AM, Thursday December 19th. They will walk with the tree committee to check out some "issue" trees.
- The bidding process for the Tree Committee was discussed and the timing for the tree work completion was expected to be next March.

NEXT COMMUNITY & BOD MEETING

January 21st at 9:30 AM, The Gathering Place

11 AM Meeting Adjourned.

Respectfully submitted,

Tom O'Connell, Board Director

Abbreviations:

CSG – Countryhouse Service Group V HOA

HOA – Homeowner's Association

BOD – Board of Directors

RFP – Request for Proposal

HOG – Homeowner's Guide

FHA – Fearrington Village Homeowners Association